



Urban Design  
Studio L.L.C.

Master Planned Communities, Land Planning, Site Planning &  
Design, Environmental Analysis & Landscape Architecture

25-PP-2004  
REV: 06/07/05

## N.W.C. of 118<sup>th</sup> Street & Redbird Road Project Narrative

### EXISTING CONDITONS

The subject property comprises approximately 81 acres at the northwest corner of 118<sup>th</sup> Street and Redbird Road; Scottsdale, Arizona. Existing access to the property is off of 118<sup>th</sup> Street, which effectively terminates improvements at the southeast corner of the property. The existing Desert Summit single family community is located immediately south and west of the property (a combination of R1-43 ESL & R1-70 ESL zoning districts).

The site is vacant and undeveloped, exhibiting no indications of prior impacts with the exception of limited off-road vehicular scarring. The remainder of the site is generally undisturbed Upper Sonoran Desert vegetation at densities typical of the surrounding area. Natural desert vegetation across the site includes Palo Verde, Saguaro, Cholla, Bursage, Brittlebush and Cresote. Areas of prior disturbance will either be incorporated into proposed development areas or will be revegetated to match existing undisturbed vegetation at appropriate densities.

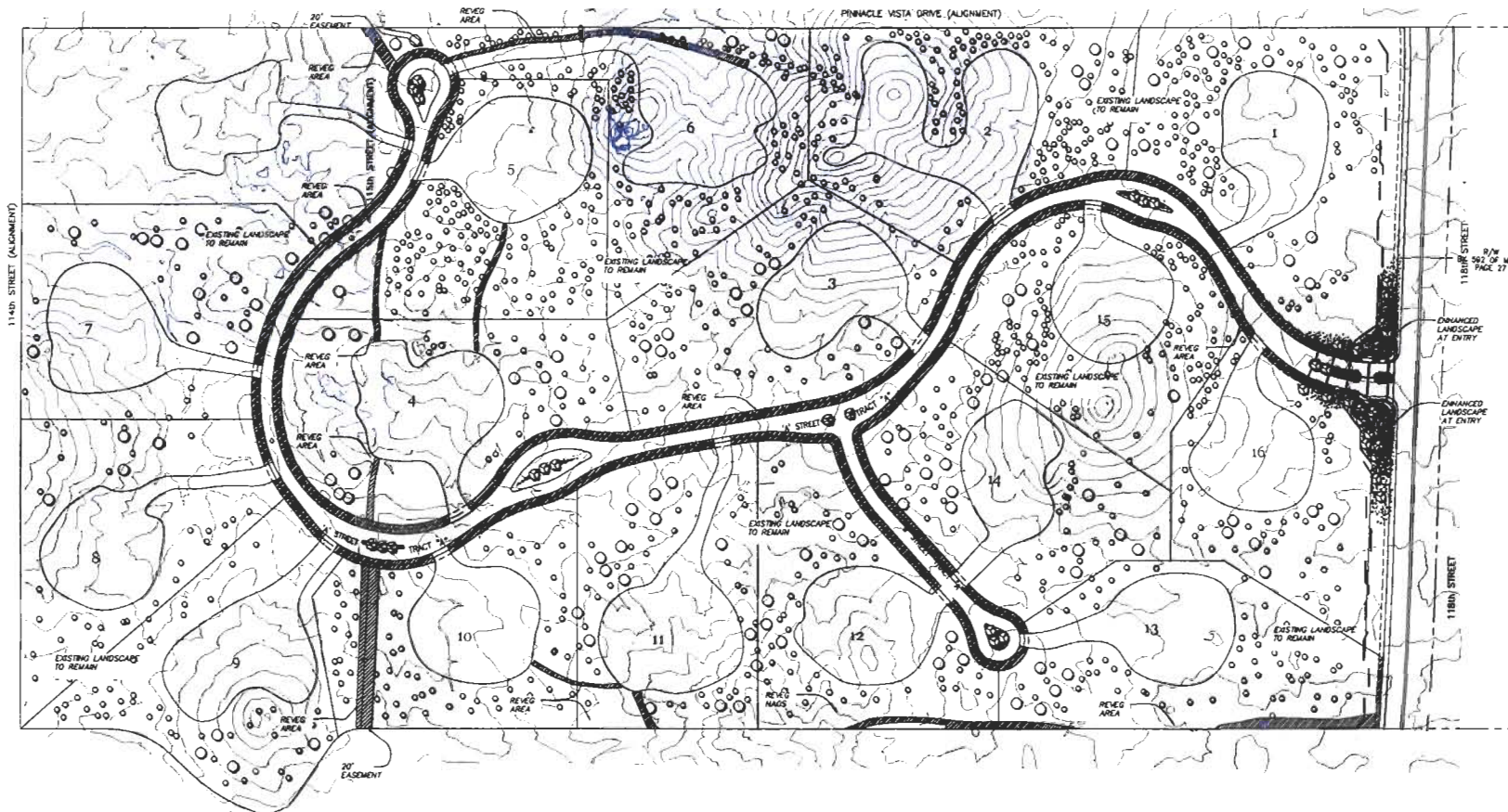
The site plan recognizes the existing topographic and drainage conditions throughout the site, emphasizing the use of development envelopes to preserve sensitive areas. The site hosts several small hill features in addition to a number of boulder outcroppings and ephemeral wash areas. Development envelopes will generally recognize these areas and lot envelopes will be delineated to preclude impact to them. The slope of the property generally falls to the southwest and northwest. Viewsheds surround the subject property with vistas of the Valley to the south and west, and the McDowell Mountains to the east and north.

### DEVELOPMENT PLAN

The development plan for the subject property proposed seventeen (17) single family lots under the existing R1-190 ESL zoning district. The lots are distributed throughout the entirety of the property with a proposed access point along 118<sup>th</sup> Street. The project will be gated and the internal streets will be privately maintained. The internal local street network has been designed

to minimize impacts to existing wash corridors and reduce the total amount of street area within the project. There are no cuts and fills larger than eight (8) feet and, therefore, Design Review Board approval will not be required pertaining to this item. On-lot building envelopes have been specifically delineated to promote a sense of openness among adjoining lots and to protect sensitive natural features such as the identified wash corridors and vegetation areas. Development envelopes will be generally oriented to abut rear yards onto the wash corridors and designated opens space areas. By recognizing these natural amenities, development impacts can be reduced while enhancing the overall aesthetics of the community for future residents. The natural area open space designation will be applied to most of the land area within the identified wash corridors, whereby protecting areas of greatest vegetation density. NAOS area will also be established adjacent to perimeter roadways and property boundaries, to provide buffering for the community and establish connectivity to existing natural areas off-site. In addition, portions of the overall NAOS area will be utilized for storm water retention and will be designed to blend into natural grades and contours. These facilities will also be revegetated with salvaged plant materials to aesthetically integrate into the natural landscape. The determination of the overall NAOS area was calculated by conducting a digital slope analysis of the property and applying the findings within the standards for the upper desert landform category as provided by the City of Scottsdale Zoning Ordinance.

In conclusion, the proposed site plan meets the requirements of the existing zoning ordinance for the R1-190 ESL district within the provisions for amended development standards. The application includes a request to amend development standards for lot width, lot size and building setbacks. Please see the Proposed Amended Development Standards Table and Amended Development Standards Justification Form for a detailed analysis of proposed modifications to the R1-190 standards.



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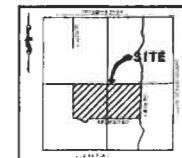
#### CONCEPTUAL PLANT LIST

- TREES**
- EXISTING NATURAL VEGETATION
  - SPECIMEN NATIVE TREE
  - NATIVE MESQUITE / BLUE PALM VERDE/IRONWOOD

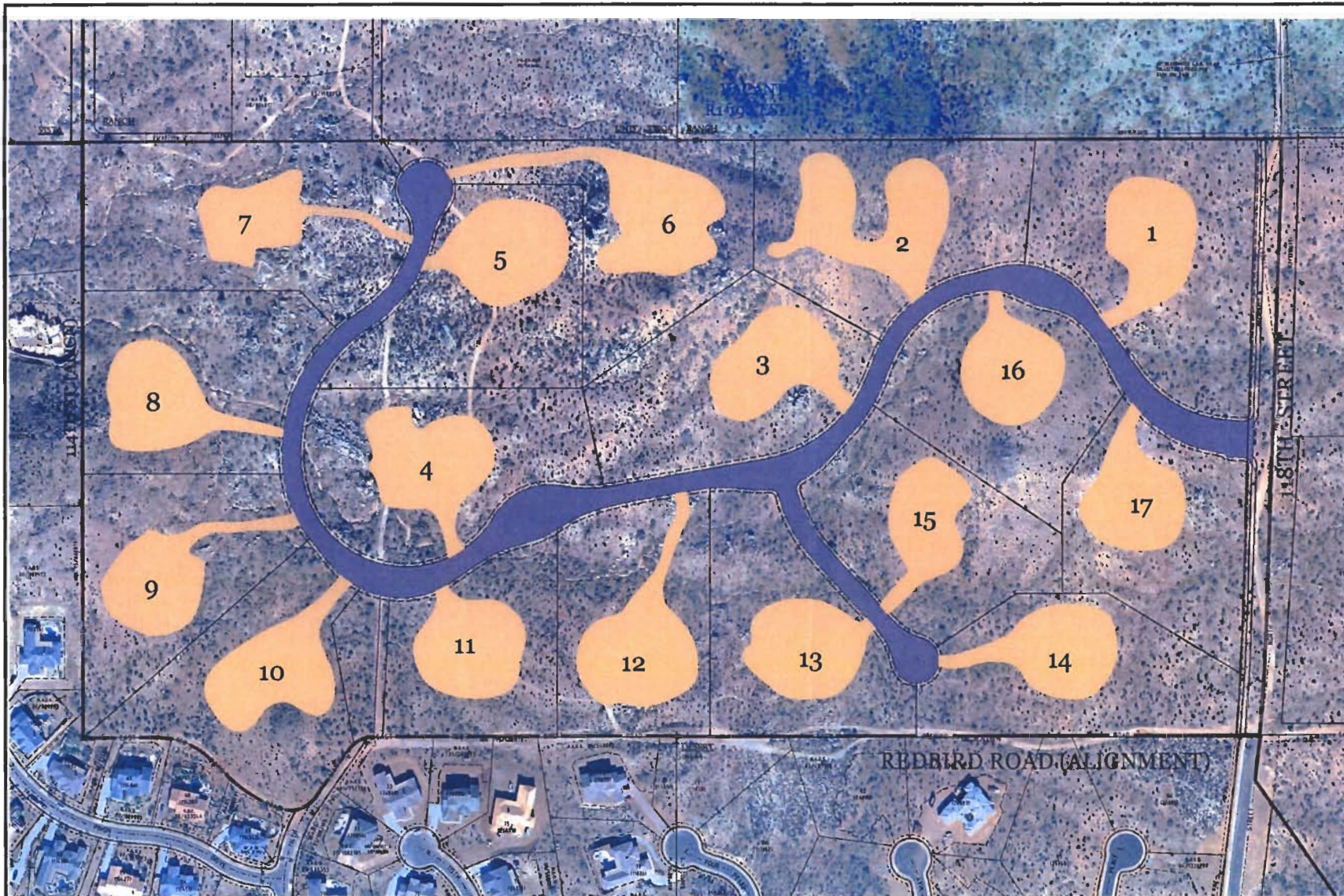
- SHRUBS / GROUNDCOVER**
- CREOSOTE / HACKBERRY / JOJOBA / WOLFBERY / MORMON TEA / GIANT BURSAGE
  - BRITTLEBUSH / BURSAGE / CHUPAROSA / BUCKWHEAT / TURPENTINE BUSH

- CACTI / ACCENTS**
- SAGUARO
  - BANANA YUCCA / PRICKLY PEAR / OCOTILLO / STAGHORN CHolla / BARREL CACTUS
- GROUNDCOVER / WILDFLOWERS**
- YERBENA / DESERT MARIGOLD / PENSTEMON / BLACKFOOT DAISY / DESERT MALLOW

REVEGETATED N.A.O.S. & ENHANCEMENT AREAS (ACTUAL WIDTH WILL VARY AND WILL BE DETERMINED AT FINAL PLAN)







#### PRELIMINARY SITE PLAN DATA

Project Location: 118th Street & Redbird Road  
 Site Acreage (Gross): 7.5 ac (+/-)  
 No. of Residential Units: 10  
 Density: 0.21 du/ac  
 Existing Zoning: R1-100 ESR

Open Space:  
 Required N/M/S: 30.6 Ac  
 Provided N/M/S: 30.1 Ac

R1-100 ESR, Redbirds (per amended dev. stds)  
 Min. Lot Area: 142,500  
 Front: 45'  
 Side: 25'  
 Rear: 45'

Project Phasing: Phase 1 of 1

Owner: Steven MacDonald  
 25 Skagit Way  
 Bellevue, WA 98005

Applicant: LVA Urban Design Studio  
 7902 E. Main Street  
 Scottsdale, AZ 85231  
 PH: 480-994-0994  
 Contact: Steven Voss

#### VICINITY MAP



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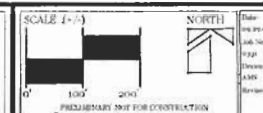
CONTOUR INTERVAL: 1 FOOT



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 Scottsdale, Arizona 85231  
 Phone: 480-994-0994  
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## REDBIRD PROPERTY

REDBIRD ROAD & 118TH STREET SCOTTSDALE, AZ  
 COMBINED CONTEXT AERIAL & SITE PLAN





# PRELIMINARY SITE PLAN DATA

Project Location: 118th Street & Redbird Road  
 Site Area (Gross): 51.4 +/-  
 No. of Residential Units: 7  
 Density: 0.43 du/acre  
 Existing Zoning: R1-100 ESI

Open Space:  
 Required NAOS: 3.44 Ac  
 Provided NAOS: 30.6 Ac

R1-100 ESI Setbacks (per amended dev. code):  
 Min. Lot Area: 143,500  
 Front: 45  
 Side: 25  
 Rear: 45

Project Planning: Phase 1 of 1

Owner: Brian Macdonald  
 53 Skagit Key  
 Bellevue, WA 98006

Applicant: LVA Urban Design Studio  
 7502 E. Main Street  
 Scottsdale, AZ 85251  
 PH: 480.994.0994  
 Contact: Steven Voss

 Preliminary Building Envelope

## VICINITY MAP



REDBIRD ROAD

SITE

118TH STREET

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